Karen Johnson Davidson County
Batch # 1476582 DEEDQC
09/23/2026 10:19:48 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260923-0088159

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-**

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2030

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 day of September 2026.

Notary Public

MY COMMISSION EXPIRES: 1/22/2030

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE SCHRECKER FAMILY REVOCABLE LIVING TRUST	**SAME**	**115-16-0-089.00**
(NAME) **140 Keyway Drive**	(NAME)	
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, we, **Daniel Schrecker and Jenifer Schrecker, husband and wife,** hereinafter called the Grantors, by these presents do hereby transfer and convey unto **Daniel Robert Schrecker and Jenifer Azra Schrecker, Trustees of THE SCHRECKER FAMILY REVOCABLE LIVING TRUST, dtd 09/18/2026,** established by **The Trust Agreement of THE SCHRECKER FAMILY REVOCABLE LIVING TRUST, dtd 09/18/2026,** as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantees, and the grantees' successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of West Meade Farms, Section

3 of record in Plat Book 1835, Page 4, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 48 fronts 195.0 feet on the Northwesterly margin of Keyway Drive and extends back 138.0 feet on the Northwesterly line and 194.9 feet on the Southeasterly line to a broken line in the rear, measuring 217.5 feet thereon.

Being the same property conveyed to Matthew R. Musser and wife, Whitney S. Musser by Warranty deed from Bradley S. Gray and wife, Charlene M. Gray of record in Instrument No. 20030905-0130109 Register's Office for Davidson County, Tennessee, dated August 29, 2003 and recorded on September 05, 2003.

Further being the same property conveyed to Daniel Schrecker and Jenifer Schrecker, husband and wife, from Matthew R. Musser and wife, Whitney S. Musser, by Warranty Deed dated November 10, 2016, of record in Instrument No. 20161115-0120277, Register's Office for Davidson County, Tennessee.

The said Daniel Schrecker and Daniel Robert Schrecker are one in the same person for purposes of this transaction. Further, the said Jenifer Schrecker and Jenifer Azra Schrecker are one in the same person for purposes of this transaction.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Said previous conveyance included for reference.

Unimproved ( )
This is improved (X) property, known as: **140 Keyway Drive, Nashville, TN 37205-3620.**

Witness our hands, this the 18th day of September, 2026.

Daniel Schrecker

Jenifer Schrecker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Daniel Schrecker** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity.

Witness my hand and official seal, this 18th day of September, **2026.**

My Commission Expires: 1/22/2030

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2030

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jenifer Schrecker** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 18th day of September, **2026.**

My Commission Expires: 1/22/2030

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2030

Notary Public